

1 BILL NO. R-83-05-20

2 DECLARATORY RESOLUTION NO. 38-83 R-___

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
5 I.C. 6-1.1-12.1.

6 WHEREAS, Petitioner has duly filed its petition dated
7 May 10, 1983, to have the following described property designated
8 and declared an "Urban Development Area" under Division 6, Art-
9 icle II, Chapter 2 of the Municipal Code of the City of Fort Wayne,
10 Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

11 The East 22.5 feet of the West 45.0 feet
12 of Lot Numbered 496 in Hanna's Addition
13 to the City of Fort Wayne, according to
14 the recorded plat of said Addition;

15 said property more commonly known as 230 West Wayne Street, with
16 street boundaries on the South by Wayne St. and on the North by
17 an alley running parallel to Wayne and Berry Streets; and

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Sec-
24 tion 2 below, the property hereinabove described is hereby de-
25 signated and declared an "Urban Development Area" under I.C.
26 6-1.1-12.1.

27 (a) An affirmative ("Do Pass") recommendation by the
28 Fort Wayne Redevelopment Commission, after due
29 hearing, analysis and study in accordance with
30 the provision of Division 6, Article II, Chapter 2
31 of the Municipal Code of the City of Fort Wayne,
32 Indiana of 1974, as amended; and

(b) Final confirmation hereof by due passage upon the
final vote hereon.

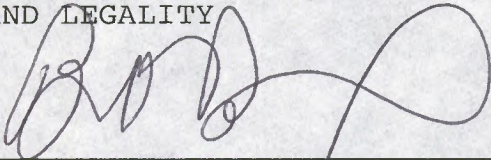
1 Page Two

2
3 SECTION 2. That this Resolution shall be in full force
4 and effect from and after its passage and any and all necessary
5 approval by the Mayor.

6
7 

Councilmember

8
9 APPROVED AS TO FORM
10 AND LEGALITY



11
12 Bruce O. Boxberger, City Attorney

13
14 FOL RIVER BOND
15 25% COTTON
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Read the first time in full and on motion by Stier,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on 5-24-83, the 5 day of
May, 1983, at 5 o'clock P.M., E.S.T.

DATE: 5-24-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCRUGGS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 6-28-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. R-38-83
on the 28th day of June, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 29th day of June, 1983, at the hour of
11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 30th day of June
1983, at the hour of 4 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. 36

5/10 1983

RECEIVED FROM Instant Copy

Fifty 00 DOLLARS

for statement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ —

Barbara Orsini

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 230 West
Wayne Street, Fort Wayne, Indiana
2. Legal Description of Property
The East 22.5 feet of the West 45.0
feet of Lot Numbered 496 in Hanna's
Addition to the City of Fort Wayne,
according to the recorded plat of
said Addition,
3. Township Wayne
4. Taxing District Wayne Township
5. Current Zoning District B-3A
6. Variance Grant (if any) NONE
7. Owner(s) John J. Caffray and
Joan Caffray
8. Address of Owner(s) 5735 Old Mill Rd., Fort Wayne
Indiana
9. Telephone Number (219) 422-1585
10. Agent of Owner (if any)
NONE
11. Address _____
12. Telephone Number _____
13. Relationship of Agent to
Owner N/A
14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) NONE
15. Current Use of Property
 - (a) How is property presently used? Downstairs used as retail store.
Upstairs is unoccupied.
 - (b) What structure(s) (if any) are on the property? There is a two
story brick structure measuring approximately 70 feet in length and 25 feet
in width.
 - (c) What is the condition of this structure/these structures?
From all external appearances the condition of the structure is good.
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? _____
 - (b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) _____

17. Description of Project This project is an exterior and interior renovation designed to create additional production and administrative capacity for the business known as Instant Copy of Indiana, Inc.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? The improvements are expected to begin as soon as the community development funding is confirmed
- (b) When is completion expected? Approximately September 30, 1983
19. Cost of project (not including land cost) approximately \$300,000 to \$350,000.
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 8 to 10 employees
- (b) What kind of work will employees be engaged in? Production, Service, and Administrative functions.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Approximately 10.
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) NONE
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Building is located in Downtown Ft. Wayne, an area subject to unemployment and some building deterioration.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? _____
- (b) Will the project improve or replace a deteriorated or obsolete structure? _____

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? There will be a restoration of the facade and possibly some landscaping in an effort to improve the appearance of this building and the adjacent building to the west.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes x No

25. Financing on Project

What is the status of financing connected with the project?

Financing has not commenced. At this point there have been some discussions with representatives of the economic development department.

I hereby certify that the information and representations on this Application are true and complete.

Signature(s) of Owner(s)

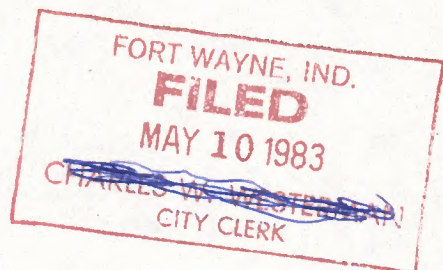
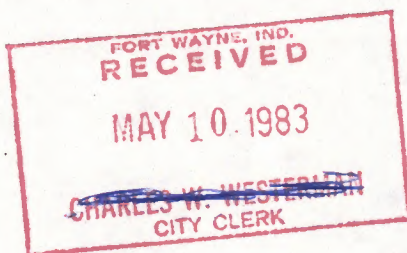
Date

John J. Caffray

Joan Caffray

5/10/83

5/10/83



11-10

BILL NO. R-83-05-20

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXX~~ DECLARATORY RESOLUTION designating an "Urban Development
ORDINANCE Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

James S. Stier
Janet G. Bradbury
Victure L. Scruggs
Mark E. GiaQuinta
Roy J. Schomburg

Concurred in 6-28-83

Sandra

E. Kennedy

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-83-05-20DEPARTMENT REQUESTING ORDINANCE City Clerk's OfficeSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1.

The East 22.5 feet of the West 45.0 feet of Lot Numbered 496 in
Hanna's Addition to the City of Fort Wayne, according to the re-
corded plat of said Addition.

EFFECT OF PASSAGE This project is an exterior and interior renovation
designed to create additional production and administrative capacity
for the business known as Instant Copy of Indiana, Inc.; will create
8 to 10 new jobs.

EFFECT OF NON-PASSAGE More unemployment and further building deter-
ioration in downtown Fort Wayne.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Approximately \$300,000
to \$350,000.

ASSIGNED TO COMMITTEE (PRESIDENT)

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: June 14, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: Tax Abatement - Instant Copy of
Indiana, 230 West Wayne Street

On May 24, 1983, a Declaratory Resolution, Bill No. R 83-05-20 was introduced in City Council requesting designation of the property located at 230 West Wayne Street as an "Urban Development Area" for purposes of tax abatement.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on June 13, 1983. No one spoke in opposition to the abatement request.

The Redevelopment staff visited the site and found that the business will be expanded above the building housing the "Doll Shop" and connected to the present shop. New windows on the facade and a new awning will be installed. Air conditioning and temperature controls, movable interior walls and other renovation will be completed.

Because of the increase in square footage the business will occupy, it is expected about 8 jobs will be created.

The Commission feels that the area will qualify for tax abatement under the statute I.C. 6-1.1-12.1-1 as follows:

"Urban development area" means an area which is within the corporate limits of a city or town, or which is contiguous to a city, subject to the limitations of IC 6-1.1-12.1-2 and which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

Attached is a copy of the Resolution of the Redevelopment Commission recommending a "Do Pass" request for tax abatement Bill No. R 83-05-20.

If you have any questions, please call me.

GEW/jw
Attachments
cc: ☒ Sandy Kennedy
City Clerk

RESOLUTION NO. 83-19

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION
OF THE DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on June 13, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the

Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel,
and

WHEREAS, said public hearing was held on June 13,
1983, at the time and place mentioned in the public notice;
and

WHEREAS, at said meeting, the Commission stated
that it would, and it did, afford an opportunity to all
persons and organizations, including representatives of
organizations, to express their views with respect to said
Declaratory Resolution and

WHEREAS, the Commission requested all persons desiring
to file written remonstrances or objections to do so at
said meeting; and

WHEREAS, the Commission has heard all persons who
have expressed views or voiced any objections to said Declaratory
Resolution, has considered their objections so voiced,
and therefore, the Commission is prepared to take final
action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration
of comments and objections made at said hearing and upon
further review of the entire proceedings, finds that the
following described parcel of real estate lies within a
geographic area located within the corporate limits of
the City of Fort Wayne which is undesirable for, or impossible
of, normal development and occupancy because of a lack
of development, cessation of growth, deterioration of improvements
or character of occupancy, age obsolescence, substandard
buildings or other factors which have impaired values or

prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, to wit:

The East 22.5 feet of the West
45.0 feet of Lot Numbered 496
in Hanna's Addition to the City
of Fort Wayne, according to
the recorded plat of said Addition;

said property more commonly known as

230 West Wayne Street, with street
boundaries on the South by Wayne Street
and on the North by an alley running
parallel to Wayne and Berry Streets;

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in a data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years the date of this designation on real estate

BE IT FURTHER RESOLVED THAT the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:45 P.M. (EST) on June 13, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By

Robert L. Thompson, Jr., President

By

Irwin C. Bandemer, Secretary

ATTEST:

Gary E. Wasson, Executive Director

June 13, 1983

CERTIFICATE OF RECORDING OFFICER

I, Irwin C. Bandemer, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true
and correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 13 day of June, 1983 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this
13 day of June, 1983.

Irwin C. Bandemer, Secretary



The City of Fort Wayne

July 1, 1983

John and Joan Caffray
5735 Old Mill Road
Fort Wayne, IN 46807

Dear Mr. & Mrs. Caffray:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1